



800

E 9TH STREET
LOS ANGELES | CA



FOR SALE OR LEASE

INDUSTRIAL PROPERTY



16,518 SF
AVAILABLE



2,718 SF
OFFICE SPACE



18 FT
CLEAR HEIGHT



1
GROUND LEVEL DOOR

PROPERTY HIGHLIGHTS

- Includes 920 Towne Avenue
- 2 Story, 2,000 Lb Elevator
- 34 Car Parking
- Heavy Electrical Power (Verify)
- Power: 800 Amps, 3 Phase
- Latin Food Products District
- Fully Air Conditioned
- Adjacent Parking Lot Also Available For Lease & Sale
- Submit All Offers

FOR MORE INFORMATION PLEASE CONTACT:

KAM ELGHANIAN

VICE PRESIDENT

P: 213.820.1686

kamelghanian@aol.com

CADRE #01044538

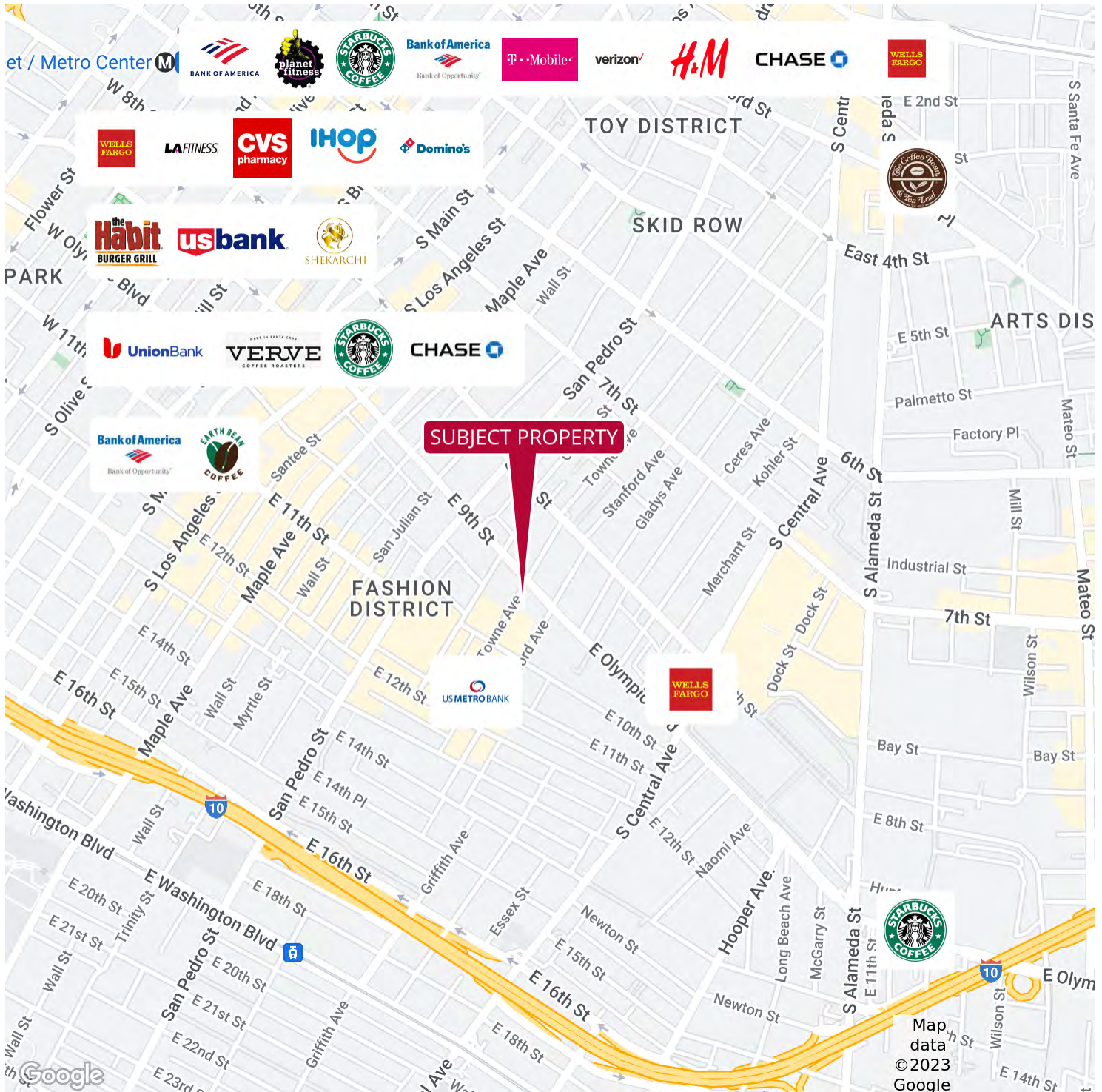
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DAUM
COMMERCIAL REAL ESTATE SERVICES

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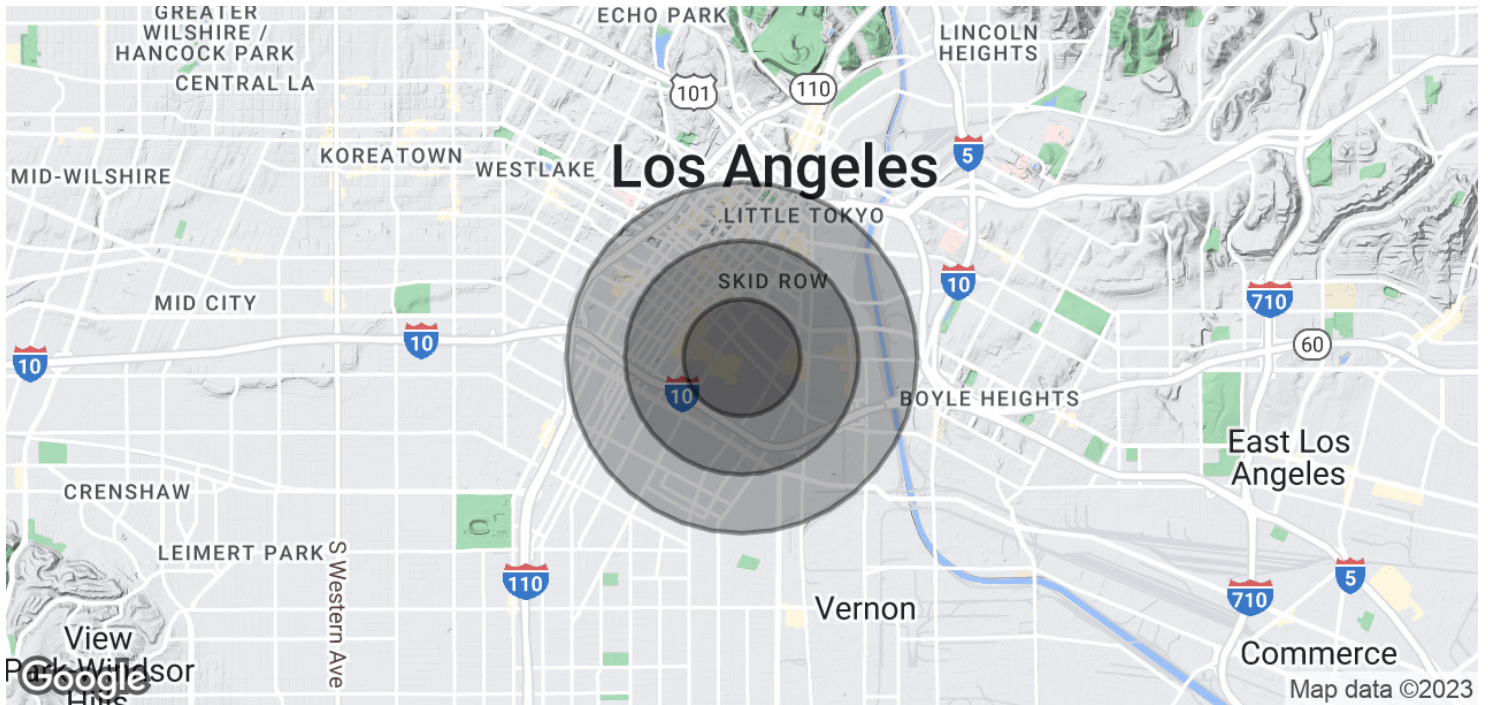
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	1,733	21,412	38,616
# of persons per HH	1.7	1.6	1.8
Average HH income	\$55,106	\$59,944	\$66,477
Average house value	\$656,190	\$332,445	\$424,515

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE FROM PROPERTY
Towne Ave	E 10th St SW	3,499	2022	0.03 mi
E 9th St	Stanford Ave SE	19,322	2022	0.04 mi
E 10th St	Stanford Ave SE	3,757	2022	0.07 mi
Crocker St	Stanford Ave SE	6,119	2022	0.08 mi

* Traffic Count data derived from CoStar

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